

MINUTES

APPOMATTOX COUNTY PLANNING COMMISSION MEETING APPOMATTOX, VIRGINIA

Wednesday, October 12, 2016

Members Present: (Quorum)

George Almond
Steve Conner
Joshua Mills
Earl Dickerson

Members Absent:

Kevin O'Brien
Susan Hudson
Sara Carter

Also Present:

Johnnie Roark, Director of Community Development

Mr. George Almond, Chairman, called the meeting to order at 5:30 p.m.

Mr. Almond circulated the attendance sheet.

Citizens Comment Period

No citizens spoke.

Approval of Minutes

Mr. Joshua Mills motioned, with a second by Mr. Earl Dickerson to approve the minutes for August and September. Mr. Steve Conner noted that he was not present for the August meeting and would like to abstain on that set of minutes. A separate vote was taken. The August minutes were approved three to zero with Mr. Conner abstaining. The September minutes were approved four to zero.

Public Hearing

CUP16-0602 Spring Grove Properties, LLC (owner), Barry Clarkson (agent) has applied for a conditional use permit to operate a Wedding facility/Multi-purpose facility (indoor/outdoor gatherings) on property located at 4414 Spring Grove Road, Spout Spring, Virginia. The property is zoned A-1, Agricultural Zoning District and is identified as Tax Map Identification Number 37 (A) 1A. The project will utilize approximately 2 acres of an approximately 123.13 acre farm.

Mr. Almond opened the public hearing at 5:32 p.m. and asked staff for a report.

Mr. Roark provided an overview of the petition noting that this property is located approximately 0.37 miles from Stonewall Road along Spring Grove Road in the Spout Spring Community. The property is currently used for residential and agricultural purposes. Mr. Clarkson would like to construct a building to hold weddings and

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special events. A “honeymoon suite” would be constructed on the opposite side of the lake. The facility would be rented mainly on the weekends. This facility is similar in use the Spring Grove B & B which is located approximately 0.75 miles (by road) east of this location. Zoning around the area is predominantly agricultural. Several conditional use permits have been issued in the area throughout the years, including the Spring Grove B&B and multiple second dwellings; however no conditional use permits have been issued in this general area in approximately 14 years.

Mr. Almond asked if anyone wished to speak either for or against the petition.

Mr. Norman Walton, Perkins and Orrison Engineering, was present and available to answer questions for the petitioner. Mr. Walton reiterated that the property would be used mainly on weekends.

Mr. Almond asked if anyone else wished to speak either for or against. Hearing none, the public hearing was closed at 5:36 p.m.

Discussion of CUP16-0602

Mr. Almond asked for comments from the Planning Commission members. Mr. Conner stated that he had done business, actually selling the property, so he would be abstaining.

Mr. Almond asked if there were any proposed conditions. Mr. Roark replied that there were not.

Mr. Dickerson motioned, with a second by Mr. Mills, that for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission recommends approval of the Conditional Use Permit petition of Spring Grove Properties LLC to operate a wedding venue, as submitted.

The motion passed three to zero with Mr. Conner abstaining.

Discussion-Capital Improvement Program FY2018 through FY2022

Mr. Roark provided a summary of the Capital Improvement Program update for FY18-FY22. Mr. Roark noted the projects that had been completed and the new projects added. Mr. Roark reviewed the school projects. The CIP for the County totaled \$6.3 million and the school projects totaling \$19.1 million.

Mr. Dickerson suggested moving #17, Administration Roof Repair up into the funded portion. Mr. Almond suggested removing #10, Community Center Kitchen Counter Tops. After some discussion it was the consensus to move #18 and #19, respectively park infrastructure and NPS trail should be moved up to the funded portion. The group agreed with the suggestions of Mr. Dickerson and Mr. Almond.

The Planning Commission agreed by consensus to continue to recommend a facilities study.

Mr. Roark stated that he would make the changes and add a funding scenario for next month with a public hearing planned for December.

Informational Item

Mr. Almond noted that he recently participated in the Region 2000 Solid Waste Committee, which is a group of citizens from around the Lynchburg area looking into the future at the trash needs out past the useful life of the current landfill in Campbell County. Mr. Almond stated that he would keep the Planning Commission informed as the committee continued to work. The committee was looking for alternative locations for future landfills or alternative methods to handling solid waste.

Adjournment

Having no further business, Mr. Almond asked for a motion to adjourn.

Mr. Conner made a motion, with Mr. Mills seconding, that the meeting be adjourned.

The motion carried unanimously.

The meeting was adjourned at approximately 6:24 p.m.

Approved:

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark
Director of Community Development